

8 June 2026

Enquiries: Neil Beck
Our Ref: OP 2026_5938/1 (1368572)
Your Ref:

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J Donald
C/- Jarrod Williams
51 Sheridan St
CAIRNS QLD 4870

Email: admin@aroindustries.com.au

Dear Sir

INFORMATION REQUEST
(Given under Section 12 of the Development Assessment Rules)

Council refers to your development application as detailed below.

Applicant Details

Name: J Donald
Postal Address: C/- Jarrod Williams
51 Sheridan St
CAIRNS QLD 4870
Email: admin@aroindustries.com.au or

Property Details

Street Address: 368-380 Port Douglas Road PORT DOUGLAS
Real Property Description: LOT: 3 RP: 729037
Local Government Area: Douglas Shire Council

Application Details

Application Number: OP 2026_5938/1
Approval Sought: Development Permit
Nature of Development Proposed: Operational Works- Earthwork, Civil Work and Vegetation Damage
Description of the Development Proposed: Operational Works for creation of new lots 1 Lot into 9 Lots

Additional Information Requested

The following additional information is requested to complete an assessment of the application:

Condition of Subdivision Approval

1. Clarify how Conditions 5 and 6 of the Decision Notice 2022_4962/1 dated 29 September 2023 have been addressed. The current advice states refer electrical drawings, however, the drawings do not appear to address the requirements of Conditions 5 and 6.
2. With reference to Condition 10, provide a longitudinal section and driveway grading for the Lot 5 access at the nominated driveway location.

The driveway longitudinal section must confirm that the edge of verge levels nominated will facilitate a transition from the road reserve to the existing house at a compliant gradient.

3. Show clearances to trees at the Road A/Port Douglas Road intersection as required by Condition 11.

Advice Note: Officers understand that the applicant proposes to remove three (3) trees. The species for trees identified for removal are to be nominated. Also in the vicinity of the works are two (2) additional trees near the left turn lane and one adjacent the fill extent on the southern side of the intersection. Clarification of the clearances to the retained trees is required.

4. Provide the information relating to on-street parking opportunities to address Condition 22. As per Condition 22, a plan must be provided to demonstrate that on-street parking can be achieved giving consideration to property accesses, location of street lighting, street trees and essential infrastructure.

Intersection

5. Provide the swept path assessment for the Design Vehicle and Check Vehicle entering and exiting Road A at the intersection with Port Douglas Road. Concern is raised with the available lane widths adjacent the traffic island.
6. Confirm compliance with FNQROC and Austroads Design Manuals or identify departures and the rationale for these.

Stormwater

7. Provide the Stormwater Management Plan referenced in the documentation as Appendix I. The Stormwater Management Plan was not attached to the submission.
8. Provide confirmation of how the starting Hydraulic Grade Line at each outlet was calculated.

Advice Note: This information may be addressed in the applicant's Stormwater Management Plan nominated as Appendix I.

9. Clarify how the stormwater outlet A/3 complies with Condition 29. If underground drainage is not proposed to connect directly to the drainage swale to the east, confirm how the 269 L/s stormwater discharge at A/3 will be managed across the boundary to avoid impacts on the accessibility along the edge of the drainage reserve for Council maintenance.

10. Confirm with spot levels that the stormwater from Lot 5 can discharge to a lawful point of discharge.
11. Provide a longitudinal section for the stormwater drainage path along the western frontage of the development. The longitudinal section must be for the full length of the site and section through the stormwater culvert under the entrance road to demonstrate that the culvert and drain either side are free draining. The extent of the section must be the full frontage of the site or longer as required to demonstrate free draining conditions.
12. Clarify the rationale for the high point on the Lot 4 Longitudinal Section (MC02). In particular, confirm that the driveway is free draining out of the sag at CH 30.745m, and that the balance of the driveway between the crest at CH 45.527m and the end of the driveway at CH 55.543m is also free draining to a lawful point of discharge.

Sewerage

13. Provide updated information on the location of Sewerage Manhole 1/S1 to be constructed over the existing sewer line. The information must confirm the offset from the top of bank of the adjacent drainage swale and confirm the clearance to existing significant vegetation.
14. The applicant is requested to consider a minor relocation of manhole 2/S1 to the south to improve the incoming sewer angle at the connection point. The preference is to increase the angle to facilitate benching in the new manhole.
15. Clarify the requirement for the sewer invert levels and sewer grading proposed on Drawing ARO 0188 – C22, noting that manhole 2/S1 is proposed to exceed the FNQROC desired maximum depth of 3.0m. The applicant is requested to optimise the sewer depth to less than 3m or advise why this is not achievable.
16. The location of mature trees in relation to the deep sewers on the eastern boundary must be shown on the drawings to determine potential impacts on the tree protection zone, notional root zone and structural root zone.

Assessment against the clearance requirements set out in AS4970 (2025)- Protection of Trees on Development Sites is requested to address this query.

Subject to the assessment findings, provide a tree protection plan for the works along the eastern boundary.

Water Supply

17. Confirm that the water reticulation model includes all demands on the modelled section from the connection points. In particular, demands from the existing adjacent developments that have water supply connections within the model limits.

Retaining Wall

18. Provide advice on any visual amenity treatments proposed for the 3m high retaining wall long the northern boundary, adjacent existing development. Reference is made to the section shown on Retaining Wall Detail Drawing ARO 0188 – C 25.
19. Provide an assessment on the impact on the existing trees adjacent the retaining wall along the northern boundary of the site.

Assessment against the clearance requirements set out in AS4970 (2025) - Protection of Trees on Development Sites is requested to address this query.

Subject to the assessment findings, provide a Tree Protection Plan (TPP) for the works along the eastern boundary. The TPP is to be prepared by an Arborist.

Due Date

The due date for providing the requested information is 8 September 2026 accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of the application.

Other

Please quote Council's application number: OP 2026_5938/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Neil Beck on telephone 07 4099 9444.

Yours faithfully



For
Leonard Vogel
Manager Environment & Planning